

**ORDINANCE 96-03**

Vote on 2.2.96 4-4  
Motion to reconsider 5-3  
Will be considered on  
March 6, 1996  
Final Vote: Ayes: 3, Nays: 4  
Petition fails.

**TO AMEND THE BLOOMINGTON ZONING MAPS FROM  
RS3.5 AND RE1 TO PUD,  
AND APPROVE THE PRELIMINARY PLAN  
Re: 3300 Sare Road  
(Ken Blackwell, Petitioner)**

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-67-95, and recommended that the petitioner, Ken Blackwell, be granted PUD designation and preliminary plan approval and request that the Common Council consider their petition to amend the Bloomington zoning maps from RS3.5 and RE1 to PUD and approve the preliminary plan;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan be approved and the property be designated a Planned Unit Development. The property is located at 3300 Sare Road and is further described as follows:

A part of the Northwest quarter of Section 14 and a part of Section 15, Township 8 North, Range 1 West, Monroe County, Indiana.

COMMENCING at the northeast corner of said Section 15 thence SOUTH 00 degrees 00 minutes 27 seconds EAST 1054.06 feet along the east line of said Section 15 to the Point of Beginning; thence SOUTH 89 degrees 12 minutes 20 seconds EAST 180 feet, more or less, to the western right-of-way of the proposed Sare Road Extension; thence SOUTH 39 degrees 53 minutes 04 seconds WEST 910 feet, more or less, along said westerly right-of-way; thence SOUTH 00 degrees 14 minutes 02 seconds WEST 1373 feet, more or less, thence SOUTH 45 degrees 17 minutes 08 seconds WEST 351.81 feet; thence SOUTH 52 degrees 48 minutes 00 seconds WEST 339.28 feet; thence SOUTH 77 degrees 00 minutes 52 seconds WEST 49.50 feet; thence NORTH 64 degrees 38 minutes 01 second WEST 55.86 feet; thence NORTH 84 degrees 39 minutes 35 seconds WEST 107.65 feet; thence SOUTH 10 degrees 47 minutes 23 seconds WEST 85.01 feet; thence SOUTH 12 degrees 19 minutes 40 seconds EAST 47.25 feet; thence SOUTH 28 degrees 05 minutes 28 seconds WEST 169.24 feet; thence NORTH 89 degrees 18 minutes 29 seconds WEST 128.91 feet; thence SOUTH 00 degrees 12 minutes 00 seconds EAST 129.86 feet; thence SOUTH 00 degrees 12 minutes 00 seconds EAST 240.21 feet; thence SOUTH 00 degrees 24 minutes 51 seconds WEST 634.09 feet; thence NORTH 82 degrees 20 minutes 43 seconds WEST 1037.54 feet; thence NORTH 89 degrees 23 minutes 15 seconds WEST 492.56 feet; thence SOUTH 20 degrees 42 minutes 25 seconds WEST 163.84 feet; thence SOUTH 76 degrees 59 minutes 09 seconds WEST 92.99 feet; thence NORTH 00 degrees 36 minutes 45 seconds EAST 872.13 feet; thence SOUTH 85 degrees 08 minutes 10 seconds EAST 249.36 feet; thence NORTH 58 degrees 54 minutes 44 seconds EAST 195.82 feet; thence NORTH 79 degrees 56 minutes 58 seconds EAST 186.45 feet; thence NORTH 14 degrees 37 minutes 17 seconds WEST 629.27 feet; thence SOUTH 89 degrees 55 minutes 00 seconds EAST 650.00 feet; thence NORTH 11 degrees 19 minutes 28 seconds EAST 861.64 feet; thence NORTH 62 degrees 31 minutes 56 seconds WEST 93.76 feet; thence 316.25 feet along a 2787.69 foot radius non-tangent curve to the right; thence NORTH 56 degrees 01 minute 56 seconds WEST 250.00 feet; thence NORTH 33 degrees 58 minutes 14 seconds EAST 1269.14 feet; thence SOUTH 89 degrees 12 minutes 20 seconds EAST 1574.21 feet to the Point of Beginning, containing 130 acres more or less.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
JIM SHERMAN, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this \_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
JOHN FERNANDEZ, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance designates approximately 130 acres southwest of the intersection of Sare and Rogers Road as a Planned Unit Development and approves a preliminary plan for a mixed-use residential and commercial project.